



## Bremridge Farmhouse, East Village, Crediton, EX17 4DP

£2,050 pcm

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# Bremridge Farmhouse, East Village

Crediton

- Magnificent 8 bedroom property
- Very well presented gardens
- Picturesque location
- Wonderful views
- Perfect for larger, extended family
- Period features
- 5 bathrooms
- Oil fired central heating

Bremridge Farmhouse is a magnificent property on the Bremridge Estate, near East Village just 10 minutes from Crediton. The property is a real one off for the rental market and offers exemplary character living in this spacious and character filled home.



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The ground floor is made up of two large living rooms with a wood burner in the main lounge as well as oak panelled dining room, kitchen and 4 bedrooms as well as 3 very well equipped and stylish bathrooms. There are dual staircases taking you up to the first floor where there are a further 4 bedrooms, changing room and two bathrooms. All of the fittings and standard of finish are of the highest order and there are an array of exposed beams and character features especially in the two larger bedrooms.

The property is approached from a private drive and there is a double garage at the side of the property as well as a level, very well presented front garden of lawn, border plants and shrubs which is bordered by stone walling as well as a rear lawn. On the rear lawn there is a separate, but attached laundry room which comes with the property as well as unattached kitchen facilities that can be included in the tenancy if required.

The property can only really be appreciated on viewing and we would recommend this.

**TERMS :**

Available : Immediately

Rent : £2050 PCM

Deposit : £2050

Unfurnished

Heating : Oil

No Pets

Council tax : G

EPC : E





DIRECTIONS : Proceed from Crediton on the A3072 toward Tiverton and after 1.5 miles take the left turn, signposted Stockleigh English, follow this road until you see a left turn for Heath Bridge and then proceed along Broxfords Hill and then continue on this road until reaching Bremridge estate, at this point take a left turn and follow the road up to the main estate building and we will meet there.

What3words: ///greed.woodstove.monorail

SANDFORD is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old -world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th Century Post House, enshrined by creepers – this is now ‘The Lamb Inn’, an award winning pub/ restaurant; with a rustic aesthetic and cheerful spirit. Featured in ‘The Daily Mail’s – 20 Best British Country Pubs’ (2015). Across the way from here is the shop/ post office, run by the local community. Community is something that underpins every aspect of Sandford, including the local sporting events. Residents have a choice of things to do: such as joining the village cricket, tennis, football and rugby clubs. For the kids, Sandford has a highly sought after pre-school and a primary school (known for its classic Greek-style architecture). Older ones fall within the direct catchment for Q.E.C.C. in Crediton (with an Ofsted “outstanding” Sixth Form). Sandford is linked to Crediton via a footpath, then runs through the Millennium Green on the outskirts of the village – past a wildflower meadow, herb garden, over a crystal stream, yonder tilled fields to a little copse at the town’s-edge.





### Ground Floor



### First Floor







# Helmores

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